

ORDINANCE NO. 20090115-092

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6300-6302 U.S. HIGHWAY 290 WEST IN THE EAST OAK HILL NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district to general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district on the property described in Zoning Case No. C14-2008-0152, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 10A and 11A, Block 1, Town of Oak Hill Amended Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 90, Page 61, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 6300-6302 U.S. Highway 290 West, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as specifically provided in Part 3 and Part 4, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. At the time of submittal of any site plan on the Property, a traffic impact analysis ("TIA") is required if the proposed development or uses on the Property, considered cumulatively with all existing or previously authorized development and uses, generates traffic that exceeds 2,000 trips per day.

B. The following uses of the Property are prohibited uses:

Automotive rentals
Automotive washing (of any type)
Equipment sales
Commercial off-street parking
Exterminating services
Service station
Kennels
Guidance services
Group home, Class II

Automotive sales
Equipment repair services
Campground
Construction sales and services
Off-site accessory parking
Hotel-motel
Transitional housing
Group home, Class I (general)

PART 4. The Property is subject to Ordinance No. 20081211-098 that established the East Oak Hill neighborhood plan combining district.

PART 5. This ordinance takes effect on January 26, 2009.

PASSED AND APPROVED

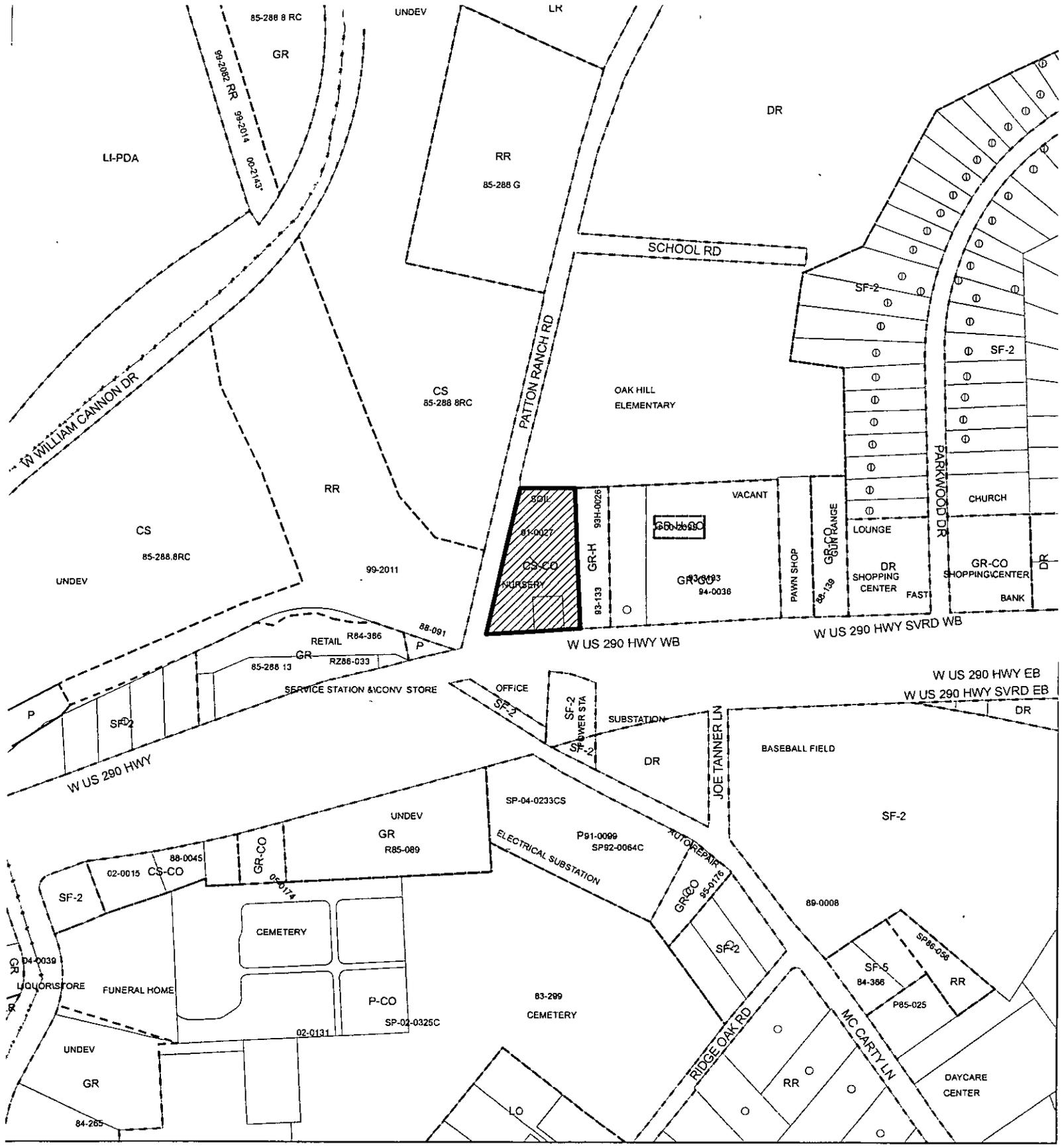
January 15, 2009

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Will Wynn
Will Wynn
Mayor

APPROVED: _____
David Allan Smith
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Gentry
Shirley A. Gentry
City Clerk



ZONING EXHIBIT A



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

ZONING CASE#: C14-2008-0152
ADDRESS: 6300 W US 290 HWY WB
SUBJECT AREA: 2.357 ACRES
GRID: C19
MANAGER: C. PATTERSON

OPERATOR: S. MEEKS



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographical reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.